

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – November 18, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, November 18, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Dave Gordon, Matt Connell, Dick Rodenbach, Chris Eckert, Nick Caprioli, Atty. Todd Weitzmann, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Larry Smith and Dave Johnson.

The **Pledge of Allegiance** to the Flag was led by Chris Eckert.

Minutes. On motion made by Chris Eckert, seconded by Dave Gordon, it was voted to approve the minutes of October 21, 2009 meeting, as distributed. (5-0)

Submittals. None

Plan Review:

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (**SEO:** planning module must be updated)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (Rev. 2/8/08, 11/20/08) (**SEO:** testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Liquid Fence Facility (Land Development Plan) Borton-Lawson. A letter has been received asking to withdraw the plan. On motion made by Dave Gordon, seconded by Nick Caprioli it was voted to accept this letter withdrawing the plan tonight. (5-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (**SEO:** planning module ready for approval)

Regency Plaza. (Revised Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan tonight. (5-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09) (**SEO:** under review by the Township Solicitor)

Heller, Larry & Kathleen (Minor Subdivision) Brian Courtright. Engineer McDermott's engineer review letter dated 11/11/09 was reviewed. Some of the technical changes were not made on this plan. On motion made by Nick Caprioli, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date 12/18/08) (Rev. 11/2/09, 11/14/09) (**open ended waiver 12/2/09**) (**SEO:** planning module approved)

CVS Pharmacy, LLC (Land Development Plan) Bohler Engineering. Joel DelliCarpini was present on behalf of this plan. Engineer McDermott's comment letter dated 11/12/09 was reviewed. Several items were discussed, the alternate septic area is moving and there will be a maintenance provision for the sewage. A blanket easement will be done, rather than individual easements. It was the consensus of the Commission that sidewalks should also be shown out to State Road. A waiver request was received from Section 98-28 to allow Preliminary/Final Land Development Plan application/approval in lieu of separate Preliminary and Land Development Plan application/approval. The developer agreed to provide architectural drawings for the next meeting. A brief discussion ensued and on motion made by Matt Connell, seconded by Chris Eckert it was voted to recommend approval of this waiver request. (5-0) On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date 8/29/09) (**waiver until 3/16/10**) (Rev. 10/30/09) (**SEO:** testing results and submitted plan are under review)

Crumb, David (Minor Subdivision/Lot Line Adjust) Niclaus Engineering. Marv Walton was present on behalf of this plan. Engineer McDermott's comment letter dated 11/2/09 and Atty. McManus comment letter dated 11/13/09 were reviewed. A couple of technical items need to be addressed. On motion made by Matt Connell, seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's letter dated 11/2/09 and Atty. McManus letter dated 11/13/09. (5-0) (Plan date 10/5/09) (**90-day review ends 1/21/10**) (**SEO:** no testing or planning required)

Green, William III (Minor Subdivision) George Collura, PLS. Engineer McDermott's comment letter dated 11/3/09 and Atty. McManus comment letter dated 11/13/09 were reviewed. A couple of technical items needed to be addressed. On motion made by Matt Connell, seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's letter dated 11/3/09 and Atty. McManus letter dated 11/13/09) (5-0) (Plan date 9/30/09) (**90-day review ends 1/21/10**) (**SEO:** testing on remaining lands complete, request for planning & non-building declaration not submitted).

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. Cathy asked the Commission if she should send letters to the developers whose plans have been on the agenda and have been dormant for years. It was the consensus of the Commission to send the letters out.

Public Comment. None.

Adjournment. There being no further business, on motion made by Matt Connell, seconded by Chris Eckert it was voted to adjourn at 7:54 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary